

Authority: Scarborough Community Council Item 10.19,  
adopted as amended, by City of Toronto Council on October 24 and 25, 2011  
Enacted by Council: October 25, 2011

## **CITY OF TORONTO**

### **BY-LAW No. 1222-2011**

#### **To amend the former City of Scarborough Highland Creek Community Zoning By-law No. 10827, as amended, with respect to the lands known municipally as 363 Old Kingston Road.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **CLAUSE IV – ZONES** is amended by adding the Commercial-Residential (CR) Zone.
2. **CLAUSE V – INTERPRETATION**, is amended by adding the following definitions to sub-section (f), **Definitions**:

#### **Amenity Space**

means indoor or outdoor space on a lot that is:

- (i) ancillary to the main use, and
- (ii) communal and available for use by the occupants of a building on the lot, or the general public, or both, for recreational or social activities.

#### **Bicycle Parking Space**

means an area used for the purpose of parking or storing a bicycle.

#### **Landscaping**

means trees, plants, decorative stonework, retaining walls, walkways, or other landscape-architectural elements. **Driveways** and areas for loading, parking or storing vehicles are not **Landscaping**.

#### **Personal Service Shop**

means premises used to provide personal grooming services or for the cleaning or care of apparel.

3. **CLAUSE VI – PROVISIONS FOR ALL ZONES**, Sub-Clause 5, **Landscaping Requirements**, is amended by adding the symbol "CR," before the words "and "M".

4. **CLAUSE VI – PROVISIONS FOR ALL ZONES**, Sub-Clause 13, **Non-Accessory Signs**, Sub-Section 13.3 is amended by adding the words and symbol "Commercial-Residential (CR)," before the words "District Commercial (DC)".
5. **CLAUSE VI – PROVISIONS FOR ALL ZONES**, Sub-Clause 15, **Lands Not Covered by Buildings** is amended by is amended by adding the symbol "CR" before the symbol "HC".
6. **CLAUSE VIII – ZONE PROVISIONS** is amended by adding the following:

**Commercial-Residential (CR) Zone**

(a) **Permitted Uses**

- **Day Nurseries**
- **Dwelling Units**
- Educational and Training Facility Uses
- Financial Institutions
- Fraternal Organizations
- Hotels
- Medical Centres
- Municipally owned and operated Parking Lots
- Nursing Homes
- Offices
- Personal Service Shops
- **Places of Worship**
- **Places of Entertainment**
- **Private Home Day Care**
- **Recreational Uses**
- Restaurants
- Retail Stores
- Retirement Homes

(b) **Prohibited Uses**

- Automobile Sales, including Auto Sales Rooms
- **Automobile Service Stations**
- Duplexes
- **Mechanical or Automatic Car Washes**
- **Public Garages**
- **Single-Family Dwellings**
- **Split Level Dwelling**
- **Two-Family Dwellings**

7. Schedule "A" is amended by deleting the current zoning for the lands outlined on Schedule 'I' to this By-law and adding the following Zoning to the outlined lands:

CR - 40 - 129A - 149 - 212 - 213 - 214 - 270 - 275 - 277 - 379 - 413 - 414 - 425 - 426

8. **Schedule "B", PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards as follows:

**PARKING**

212. Minimum vehicle **parking spaces** as follows:

- (i) 0.8 **parking spaces** per bachelor **dwelling unit**;
- (ii) 0.9 **parking spaces** per one bedroom **dwelling unit**;
- (iii) 1.0 **parking spaces** per two bedroom **dwelling unit**;
- (iv) 1.2 **parking spaces** per three or more bedroom **dwelling unit**; and
- (v) 0.2 **parking spaces** per **dwelling unit** for visitors.

213. Minimum bicycle parking spaces as follows:

- (i) 0.6 bicycle spaces per each **dwelling unit**; and
- (ii) 0.15 bicycle spaces per **dwelling unit** for visitors.

214. A **bicycle parking space** must have the following dimensions:

- (A) if located in a horizontal position (on the ground):
  - (i) minimum length of 1.8 metres;
  - (ii) minimum width of 0.6 metres; and
  - (iii) minimum vertical clearance from the ground of 1.9 metres; and
- (B) if located in a vertical position (on the wall):
  - (i) minimum length or vertical clearance of 1.9 metres;
  - (ii) minimum width of 0.6 metres; and
  - (iii) minimum horizontal clearance from the wall of 1.2 metres.

**MISCELLANEOUS**

275. Buildings containing 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:

- (A) a minimum of 2.0 square metres for each **dwelling unit** must be indoor **amenity space**;

- (B) a maximum of 25% of the outdoor component may be in the form of a **green roof**; and
- (C) a minimum of 40.0 square metres must be outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**.

277. **Clause VII – GENERAL PARKING REGULATIONS FOR ALL ZONES – 1.5.2 Yards** shall not apply.

### **INTENSITY OF USE**

379. Maximum 39 **dwelling units**.

### **HEIGHT**

- 413. Maximum **height** 12 m (3 **storeys**) excluding **basements** and mechanical penthouses and stairwells.
- 414. Mechanical penthouse and stairwells to be stepped back a minimum of 4 m in addition to the required **setbacks** from all **street yards** and **side yards**. The mechanical penthouse shall cover no more than 30% of the roof area and extend no more than 5 m in **height**.

### **BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES**

- 425. Minimum setback from the east property line:
  - (i) 1.9 m for the southernmost 10 m of the building; and
  - (ii) 5.0 m for the remainder of the building.
- 426. Canopies may project a maximum of 1 m into a required **street yard**.

9. **Schedule "B", PERFORMANCE STANDARD CHART**, is amended by deleting Performance Standard 270 and replacing it as follows:

- 270. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
  - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
  - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

10. **SCHEDULE "C", HIGHLAND CREEK EXCEPTIONS MAP** is amended by deleting Exceptions 1 and 39 and by adding Exception 54 to the lands at 363 Old Kingston Road outlined on Schedule '2'.
11. **SCHEDULE "C", EXCEPTION LIST**, is amended by adding by adding Exception 54 to the lands outlined on Schedule '2' as follows:

On those lands identified as Exception 54 on the accompanying Schedule "C" map, the following provisions shall apply:

54. On those lands identified on the accompanying map, the following provisions shall apply:

- (a) The only form of **dwelling units** permitted are **apartment buildings**.

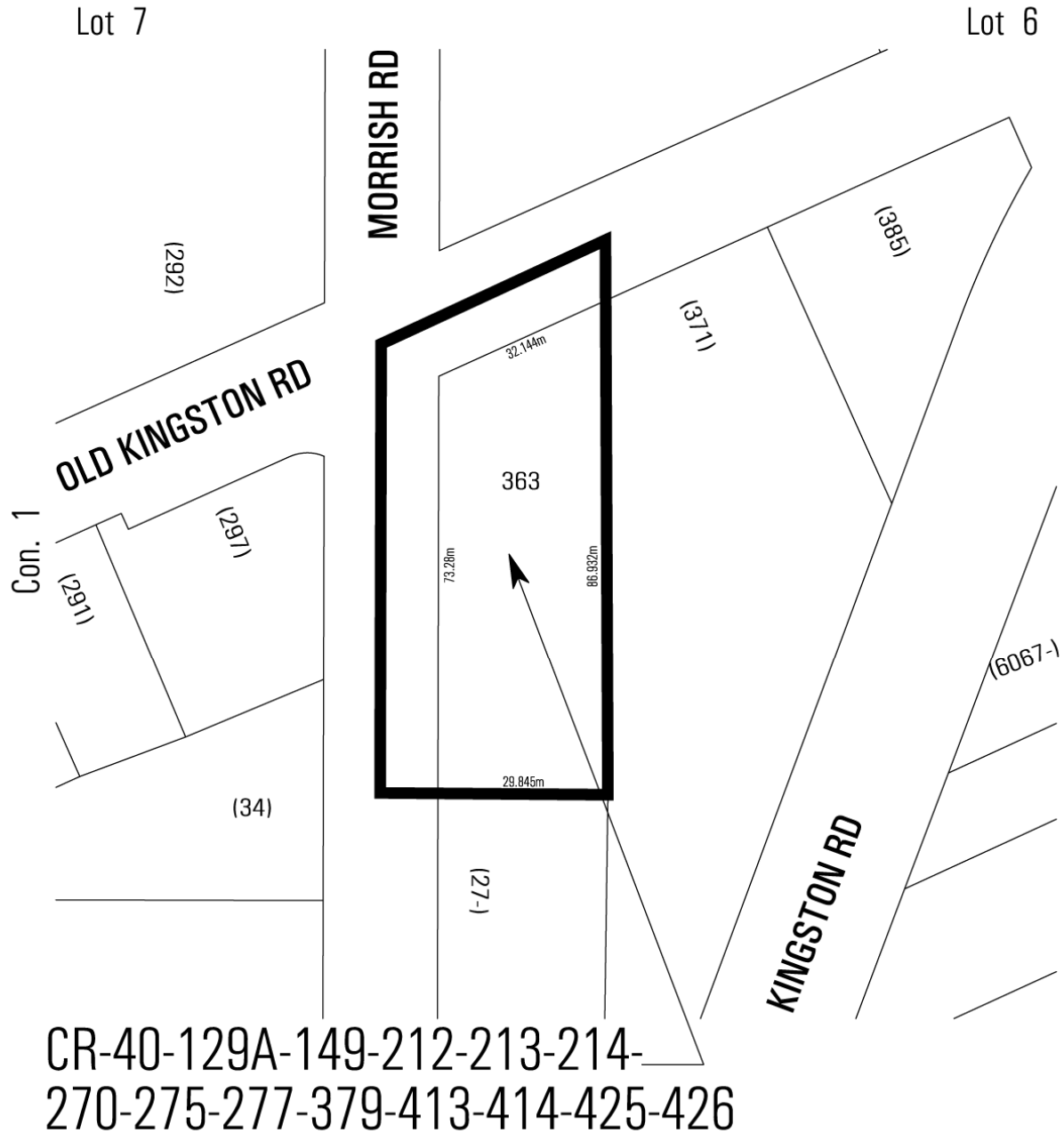
ENACTED AND PASSED this 25th day of October, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

## Schedule '1'



Zoning By-Law Amendment

File # 10 201252 ESC 44 OZ; 10 201690 ESC 44 SA

363 Old Kingston Road

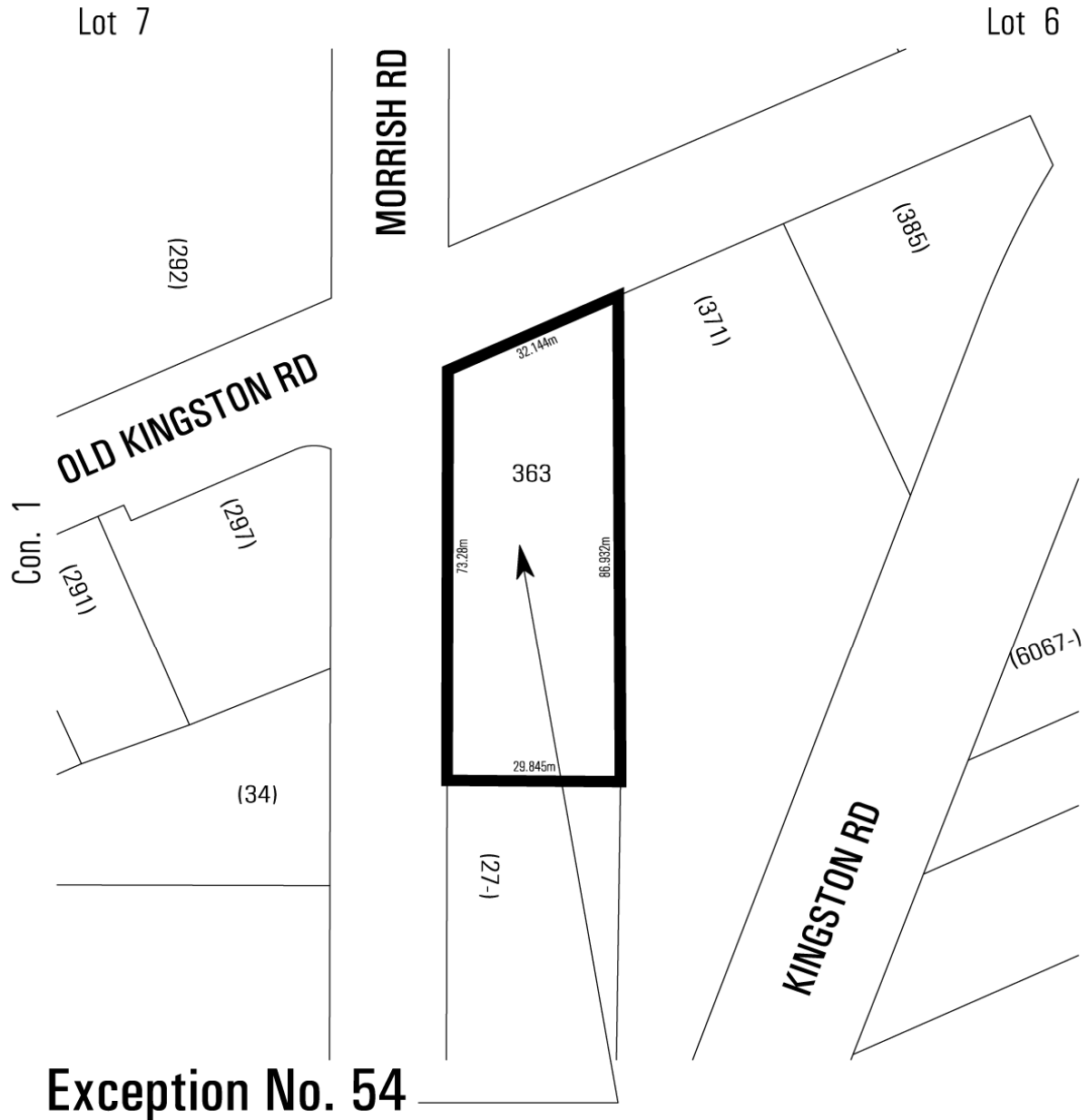


Area Affected By This By-Law

Highland Creek Community Bylaw  
Not to Scale  
09/15/11



## Schedule '2'



**Zoning By-Law Amendment**

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**363 Old Kingston Road**



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